



## Community Improvement Program Accessibility Plan Submission

### Project Identification

**Location of the Project:** 115 Colborne Street, Oshawa

**Developer:** Riverbank Homes Ltd.

**Date of Submission:** 2025-10-14 (Revised 2025-12-08)

### External Features

#### 1. Accessible Parking Stall Location, Signage, Type, and Size

Reference: Oshawa Accessibility Design Standards (OADS) 3.1 Pages 55-59

##### OADS Requirements

Meets Standards

Explanation: 1 Type A accessible space is provided in the project, which meets the OADS standards, with a dimension of 3.4m in width and provided with an accessible aisle. The space is provided with the prescribed signage, both vertical and pavement, as per OADS. The space is located 5.0m from the building's main accessible entrance and is the closest space in proximity.

#### 2. Number of Accessible Parking Stalls

Reference: Oshawa Accessibility Design Standards (OADS) 3.1.2 Page 56

##### OADS Requirements

Meets Standards

Explanation: The proposed development contains 14 parking spaces in total, approved through the Committee of Adjustment decision under File A-2024-56. As per Table 3.1.2 OADS, the provided 1 Type A space meets the OADS requirements.

### **3. Accessible Parking Space - Access Aisle**

Reference: Oshawa Accessibility Design Standards (OADS) 3.1.3 Pages 57-58

#### **OADS Requirements**

Meets Standards

Explanation: The provided 1.5m accessible aisle, with provided markings is located adjacent to the Type A accessible parking space. This complies with the OADS requirements. The accessible aisle is located adjacent to the walkway and main accessible building entry.

### **4. External Accessible Routes, Paths and Amenity Areas**

Reference: Oshawa Accessibility Design Standards (OADS) 2.6; 2.7; 2.8; 3.3; 6.17; 6.18; 6.19 Pages 37-38; 39-40; 41-44; 65-69; 215-226

#### **OADS Requirements**

Meets Standards

Explanation: The building's main accessible entrance is located/accessed directly from the municipal sidewalk along Colborne St West. The section of sidewalk along Colborne St West adjacent to the site will be reconstructed as a condition of the Site Plan Agreement and will be in accordance with the OADS. Furthermore, the access aisle associated with the accessible parking is located adjacent to the main entry walkway.

Furthermore, the access aisle associated with the accessible parking is located adjacent to the main entry walkway. Passenger/Transit Loading and Drop Off Zones

### **5. Passenger/Transit Loading and Drop Off Zones**

Reference: Oshawa Accessibility Design Standards (OADS) 3.2 Page 61-63

#### **OADS Requirements**

Not Applicable

### **6. Curb Ramps**

Reference: Oshawa Accessibility Design Standards (OADS) 3.4 Pages 71-75

#### **OADS Requirements**

Meets Standards

Explanation: A depressed curb or (curb ramp) is provided with bollards with 1500mm between each and TWSI adjacent to the accessible aisle, which is adjacent to the Type A accessible parking space. Furthermore, in accordance with City standards, a continuous sidewalk will be provided at the driveway entrance off Colborne St W, eliminating the need for a grade change, curb ramps and tactile plates.

## **7. Ramps**

Reference: Oshawa Accessibility Design Standards (OADS) 2.2; 2.7 Pages 21-26; 39-40

### **OADS Requirements**

Not Applicable

## **8. External Ground Surfaces, Colour Contrast**

Reference: Oshawa Accessibility Design Standards (OADS) 2.1 Pages 17-20

### **OADS Requirements**

Meets Standards

Explanation: Exterior walkways and parking areas meet the OADS 2.1 requirements. The exterior walkways are concrete and provide a safe accessible surface and safe transition between the parking and exterior accessible routes.

## **9. External Signage**

Reference: Oshawa Accessibility Design Standards (OADS) 5.8 Pages 143-148

### **OADS Requirements**

Meets Standards

Explanation: Exterior accessible signage used within the proposed development will meet the OADS 5.8 requirements and align with section 3.8 of the Ontario Building Code, for signage and wayfinding.

## **10. External Lighting**

Reference: Oshawa Accessibility Design Standards (OADS) 5.7 Page 139-141

### **OADS Requirements**

Meets Standards

Explanation: Exterior lighting is in alignment with the OADS 5.7 requirements and Ontario Building Code. Existing street lighting is in accordance with the City of Oshawa Street Lighting Design Manual.

## **11. External Doors**

Reference: Oshawa Accessibility Design Standards (OADS) 4.2 Pages 81-91

### **OADS Requirements**

Revised

Explanation: Accessible entry and doors along the exterior accessible routes meet the Ontario Building Code 2012 requirements of section 3.8; with a clearance of (950mm) which also meets the OADS 4.2. Other attributes such as hardware, automatic door operators and entries, path of travel, etc. also meet the OADS 4.2 requirements.

## **12. External Facility Amenity Areas - Furniture/Play/Social Areas**

Reference: Oshawa Accessibility Design Standards (OADS) 2.6; 2.10 Pages 37-38, 49-51

### **OADS Requirements**

Not Applicable

Explanation: A rest area with a bench is provided outside the main entry for residents and visitors.

## Internal Features

### A. Accessible Suites – Quantity

Total Number of Suites: 1 (Bachelor), 58 (1 Bedroom Suites) and 16 (Two Bedroom Suites) for a total of 75 Units/Suites

Total Number of Accessible Suites: 11 (1 Bedroom Suites) and 4 (Two Bedroom Suites) for a total of 15 Accessible Units/Suites (CMHC Standards)

Percentage of Suites that are Accessible: 20% Accessible Suites

Total Number of Bedrooms: 91 Bedrooms

Total Number of Accessible Bedrooms: : 19 Accessible Bedrooms

Percentage of Bedrooms that are Accessible: 20%

### B. Common Entrances, Vestibules, Hallways, Doors and Exits

Reference: Oshawa Accessibility Design Standards (OADS) 4.1; 4.2; 4.3 Pages 79-80, 81-91, 93-96

Number of entrances: 3 Entrances including the moving room entrance, and 2 service room entrances as per drawings. The door clearances provided for these doors are a minimum of 950mm, meeting the OADS standards. Egress doors at the stairs and other egress points in the project outside of the required accessible paths are a minimum of 860mm as per the Ontario Building Code. Common spaces (ground floor areas: amenity, laundry, moving room, refuse room), hallway doors, suite entries where accessible routes are noted and required all have door clearances of 950mm, meeting the OADS standards. It should also be noted that the main vestibule areas are 2450mm x 2450mm.

Number of accessible entrances: Two accessible entrances are provided; main entrance and moving room entrance with all requirements. The door clearances provided for these doors are a minimum of 950mm, meeting the OADS standards

Ease of access/egress: Explanation (dimensions, curb ramps, path of travel): the requirements of OADS 4.2 are applied to these entrances with all required ADO's (automatic door operators), contrast elements meet the clearance requirements of section 3.8 Ontario Building Code 2012.

Power Door Operators: Explanation (location, type) The two accessible entrances both include required ADO's (automatic door operators)

### **C. Common Facility Entrance - Lobby, Reception Area, Mailroom**

Reference: Oshawa Accessibility Design Standards (OADS) 2.10; 5.1; 5.2; 5.3; 5.5  
Pages 49-51, 123-125, 127-128, 129-130

All interior common amenity spaces are designed in conformance with OADS requirements and CMHC (Canada Mortgage and Housing Corporation) Co-Investment fund requirements for universal design in public areas. Mailboxes, parcel box areas and lobby area counters are designed to a dimension of 860mm maximum for accessible residents, as noted in OADS (5.1) to achieve proper accessible reach. Required life safety systems and accessible building entry systems are designed and specified in conformance with 5.2, 5.5 and 5.7 of the OADS. Security systems at the building's main entry area and 2 other exits are designed with FOB reader systems that align with the 5.5 Security System standards found in the OADS.

Dimensions of each: Counters and mailboxes will be provided at 860mm max, along with mailboxes to have a maximum mounting height of 1100mm. All operations controls in the building will be provided at 1100mm maximum to satisfy OBC and CMHC requirements for accessibility.

Accessible features of Guest/Suite Notification System (i.e. audio, visual, Braille): Guest/Suite Notification System audible controls and features will be provided for accessible suites.

Ease of access/egress: (dimensions, curb ramps, path of travel) Main Entry has a depressed curb aligned with the accessible access aisle and barrier free parking space provided. The accessible walkway into the building is provided through a walkway surface that aligns with the noted OADS standards with a minimum dimension of 1800mm in width. The front/main entry as well as moving room entry all contain ADO (Automatic door operators in alignment with the OADS standards, CMHC (Canada Mortgage and Housing Corporation) and OBC 2012 accessibility guidelines.

Access to commercial areas (street access; within building access; power door operators): Not Applicable.

Power Door Operators: Explanation (location, type): As described above, the ADO's (Automatic door operators) provided at the front/main entry and at the moving room entry comply with the OADS standards, CMHC (Canada Mortgage and Housing Corporation) and OBC 2012 accessibility guidelines

## **D. Common Facility Areas – Laundry, TV/Party, Game Rooms**

Reference: Oshawa Accessibility Design Standards (OADS) 5.4; 6.2; 6.7; 6.10  
Pages

**Power Door Operators:** The common Amenity Room (120) and common Laundry (#121) have been provided with the required ADOs (Automatic door operators) in alignment with the OADS standards, CMHC (Canada Mortgage and Housing Corporation) and OBC 2012. In addition, accessible routes to these spaces travel through the lobby and common corridor where an additional security door is provided which also contains an ADOs (Automatic door operators) and security FOB system.

**Dimensions:** The dimensions of the amenity room space are 7.2m x 5.97m (43 sq.metres) and contain a small accessible server area, that meets all OADS and barrier free requirements noted. The laundry room area is 6.1m x 3.5m (21 sq. metres) and includes an accessible laundry sink, and 1 accessible washer and dryer.

**Acoustics:** with respect to acoustics in the spaces, acoustic treatments using the ceiling surfaces have been provided.

## **E. Common Facility Areas – Accessible Washroom**

Reference: Oshawa Accessibility Design Standards (OADS) 4.5; 4.6 Pages 101-115, 117-120

**Turning Radius:** The turning radii provided within the Universal Washroom (#122) is 1700mm diameter in alignment with the OADS standards.

**Power Door Operators:** All Power Door Operators and Controls provided for the Universal Washroom (#122) meet the criteria provided for Universal Washrooms in section 4.5.3 (OADS)

**Emergency Alert System:** All Emergency Alert Systems and Controls provided for the Universal Washroom (#122) meet the criteria provided for Universal Washrooms in section 4.5.3 (OADS)

**Grab Bars:** All Grab Bars provided for the Universal Washroom (#122) meet the criteria provided for Universal Washrooms in section 4.5.3 (OADS)

**Placement of Items:** Regarding the Universal Washroom all design items conform to the standards provided in section 4.5.3 (OADS).

## **F. Common Facility Floor Surfaces, Colour Contrast**

Reference: Oshawa Accessibility Design Standards (OADS) 2.1; 4.3; 5.6 Page 17-20, 93-96, 135-138

### **OADS Requirements**

Meets Standards

Explanation: The interior floor finishes within the proposed affordable multi-residential development will meet the general and best practice requirements of OADS 2.1, 4.3 and 5.6, with respect to surface type and alignment, contrasting finishes, clear width within corridors and no projections, interferences within pathways. Clear width in corridors and travel areas is a minimum of 1800mm throughout the building. Finishes within the travel areas, accessible routes will be provided with contrasting colours and finishes.

## **G. Common Facility Areas – Signage**

Reference: Oshawa Accessibility Design Standards (OADS) 5.8; Pages 143-148

Signage Type (i.e. directional; tv/party room, washroom): Signage for the project has not been designed and executed at this time, however the intent of the project is to provide all signage, interior and exterior to meet the design requirements of OADS 5.8, especially with respect to all common elements of the project (ground floor) and suite signage throughout the building, in order to meet the wayfinding requirements of the OADS.

Features (i.e. tactile, Braille, size, font, contrast): As noted above signage design has not been completed at this time, (therefore no confirmation on tactile and braille elements, however font size, type and contrast of signage will be provided as minimum.

## **H. Common Facility Areas - Visual and Audible Emergency Alarms**

Reference: Oshawa Accessibility Design Standards (OADS) 5.6; Pages 135-138

Locations: Visual and Audible Emergency Alarm systems and components are located throughout the multi-residential development in all required spaces and meet the requirements of OADS 5.6. Visual and audible emergency alarm systems designed as per the Ontario Building Code will be within all common spaces, corridors and rooms, as well as all residential suites within the building as required.

Features: as noted above and required, all visual and audible emergency alarm systems designed as per the Ontario Building Code will be within all common spaces, corridors and rooms, as well as all residential suites within the building as

required as the building is designed for seniors and people with disabilities and therefore all best practices are designed to such as both audible and visual strobe alarm systems integrated within the required fire alarm system..

## **I. Common Facility Lighting**

Reference: Oshawa Accessibility Design Standards (OADS) 5.7 Pages 139-141

Locations: In common areas of the building where accessible paths of travel are provided and common amenity areas. Features and guidelines listed below will be provided for the affordable multi-residential development at 115 Colborne Street.

Features: Design features/elements in the areas above include for; lighting that conforms to OADS 5.7, CMHC (Canada Mortgage and Housing Corporation) accessibility guidelines and Ontario Building Code 2012. These features will include for but not limited to; materials and finishes that do not reflect and minimize glare, natural lighting in areas (suites and common areas where applicable), matte flooring finishes to reduce glare, matte wall finishes, fixtures that limit direct glare within suites and common areas, (proper diffuser lenses to reduce glare on elements.)

## **J. Elevator, Stairs**

Reference: Oshawa Accessibility Design Standards (OADS) 2.3; 4.4 Pages 27-32

Accessible Features: Elevator and stair design within the proposed affordable multi-residential development at 115 Colborne is designed to meet requirements of OADS 2.3 and 4.4 in addition to the Ontario Building Code 2012.

Dimensions: As illustrated in the permit and tender drawings for this project, egress stair dimensions are a rise of 175mm and a tread depth of 255mm, with TWSI provided at all applicable landing areas, as well as all nosing and required contrast strips applied. For the elevator requirements for the dimensions are provided through the Ontario Building Code and Section 3.8 and align with Table 6 of section 4.4 OADS to accommodate barrier free access as well as stretcher requirements from OBC 2012. Clear door width of 915mm min and a min interior dimension of 1525mmx1525mm will be provided in the design.

## **K. Emergency Exits, Fire Evacuation and Areas of Refuge Assistance**

Reference: Oshawa Accessibility Design Standards (OADS) 5.6 Pages 135-138

Fire Evacuation: Fire evacuation plan to meet OADS 5.6.1 will be provided by the building owner for the proposed affordable multi-residential development and communicated with all tenants. Plans will be posted as well as fire alarm drills will be conducted as part of operations of the building on a required basis. All

equipment such as first aid, defibrillators and emergency items will all be located not more than 1200mm above the finished floor in all common areas of the building.

Areas of Refuge Assistance: Areas of refuge are not provided with the stair areas of this project, due to area limitations on the landings for egress.

Explanation: limited areas in the stair areas do not permit the area of 1675mmx1675mm as required by the OADS.

#### **L. Accessible Suite/Bedroom – Visual and Audible Emergency Alarms**

Reference: Oshawa Accessibility Design Standards (OADS) 5.6; Pages 135-138

Locations: All accessible and non-accessible suites will contain Visual and Audible Alarm systems as per OADS 5.6 and OBC 2012 requirements.

Features: As noted above, all accessible and non-accessible suites will contain Visual and Audible Alarm systems as per OADS 5.6 and OBC 2012 requirements. Audible and strobe alarm systems devices are required as per OBC 2012 requirements in all suites and are interconnected and coordinated with the fire alarm systems within this building.

#### **M. Accessible Suite – Suite Guest Notification System**

Reference: Oshawa Accessibility Design Standards (OADS) 5.1; 5.2; 5.3; 5.5 Pages 123-125, 127-128, 129-130

Accessible features of Guest/Suite Notification System (i.e. audio, visual, Braille): There are no guest suites within the building however an intercom and security system is provided at the front door entry within the vestibule that is connected with the phone and data connections provided within the suites as well as tenant mobile devices for guest entry into the building.

Explanation: The guest notification and entry security system will provide for FOB keyless entry and accessible door operation (ADO's). Within the building entry, the guest notification panel system will align with the designs standards that are provided in sections 5.1 and 5.5 of the OAD's as per applicable building design. FOB and ADOs have not been provided for accessible suite entries at this time, however electrical rough-in work is being provided for future accommodations to add FOB and ADO's for the accessible suites.

#### **N. Accessible Suite - Signage**

Reference: Oshawa Accessibility Design Standards (OADS) 5.8; Pages 143-148

Location: All signage in common areas, accessible suites and throughout the building will align with section 5.8 (OADS) , the CMHC Guidelines, and Ontario Building Code 2012.

Features (i.e. tactile, Braille, size, font, contrast): Signage will include for Braille and tactile features using the correct font size and characters listed in section 5.8 (OADS). All signage will be mounted at a maximum height of 1200mm above finished floor as specified.

## **O. Accessible Suite Lighting**

Reference: Oshawa Accessibility Design Standards (OADS) 5.7 Pages 139-141

Locations: Lighting that aligns with the OADS section 5.7 will be provided in accessible suites.

Features: Design features/elements in the areas above include for; lighting that conforms to OADS 5.7, CMHC (Canada Mortgage and Housing Corporation) accessibility guidelines and Ontario Building Code 2012. These features will include for but not limited to; materials and finishes that do not reflect and minimize glare, natural lighting in areas (suites and common areas where applicable), matte flooring finishes to reduce glare, matte wall finishes, fixtures that limit direct glare within suites and common areas, (proper diffuser lenses to reduce glare on elements.) Therefore, the lighting provided for the accessible suites in the project will conform to the standards provided as per OADS section 5.7.

## **P. Accessible Suite - Floor Surfaces, Colour Contrast**

Reference: Oshawa Accessibility Design Standards (OADS) 2.1; 4.3 Pages17-20, 93-96

### **OADS Requirements**

Meets Standards

Explanation – Flooring within all accessible suites will be predominantly LVT floor with a safety sheet-vinyl areas, throughout the living, dining and bedroom spaces. Washrooms will be provided with resilient safety sheet vinyl flooring with applicable slip resistance for wet areas. Required colour and contrast of finishes will be applied to meet OADS requirements. All transitions and thresholds will be designed to 10mm max, as per OADS and OBC 201, where required.

## **Q. Accessible Suites - Kitchen, Living Room, Laundry**

Reference: Oshawa Accessibility Design Standards (OADS) 2.10; 4.3; 5.1; 6.5 Pages 49-51, 93-96; 123-125, 165-172

Dimensions: Area of the Kitchens in Accessible Suites is approximately 2.8mx3.4m, the living and dining areas are a combined space with an area of approximately 5.6mx3.5m. The space(s) between the kitchen, living and dining space(s) are all a combined area with no walls and impediments, making accessibility easy to maneuver through the space.

Suite Power Door Operators: The accessible suites for the project include provisions for future installation of PDOs.

Cupboard/Counter Height: Within accessible suites cooktop and counter heights are designed to 820mm above finished floor and upper cupboard heights are specified at 1000mm and full pantries provided as per 6.5 OADS and CMHC (Canada Mortgage and Housing Corporation) guidelines.

Clearances (i.e. under sink, at counters): All kitchen areas in accessible suites have been designed to align with section 6.5.2 OADS and the CMHC accessibility guidelines required for the project. Clear floor space of one area 760mmx600mm deep has been provided, with the counter surface between 730mm and 865mm max. A clear floor space of 915mmx1370mm (with 480mm underneath) is also provided at the workspace area.

Appliance Accessible Features: All appliances for the project at 115 Colborne in the accessible suites, will align with the standards provided in section 6.5.5 (OADS) and the CMHC (Canada Mortgage and Housing Corporation) accessibility guidelines as noted. We have included for a cooktop with range hood, wall oven, dishwasher and fridge freezer all following best practice methods noted. All clearances designed for have been provided within the L-Shaped open kitchen designed within all suites, for maximum accessibility.

Path of Travel: Given the kitchen, living and dining areas are an L Shaped with no island and open areas; path of travel is provided above the minimum design criteria with an area of 2500mm in diameter available.

Electric Outlet Height: All outlets in the accessible suites, regular suites and common accessible areas will be provided at a minimum of 400mm from the finished floor for accessibility.

## **R. Accessible Suites – Accessible Bedroom**

Reference: Oshawa Accessibility Design Standards (OADS) 2.10; 4.3; 5.1; 5.6  
Pages 49-51, 93-96, 123-125, 135-138

Room Dimensions: 2.8mx3.4m

Design and height of furniture: furniture within the accessible suites is provided by tenants, the developer is not furnishing the units, therefore accessible furniture in appropriate suites will be provided by the resident.

Lift adaptability: We have not provided independent structure to support lift systems, however given the nature of a concrete floor structure, lift installation can be made possible.

Accessible Door Access: All doors and entrances within the accessible suites will conform to 950 mm clear as per OADS 4.2.1, Ontario Building Code 2012 and CMHC (Canada Mortgage and Housing Corporation) accessibility guidelines. We have provided for additional clearances at entry areas of the suites as well.

Electric Outlet Height: All outlets in the accessible suites, regular suites and common accessible areas will be provided at a minimum of 400mm from the finished floor for accessibility.

Path of Travel: In accessible suites, bedrooms have been designed to accommodate a path of travel of 1100mm around furniture.

Compatible communication (i.e. telephone, computer) if supplied: Not Applicable to project.

## **S. Accessible Suites – Accessible Washroom**

Reference: Oshawa Accessibility Design Standards (OADS) 2.1; 4.2; 4.3; 4.5; 5.1; 5.6; 5.7 Pages

Turning Radius: Turning Radius of 1700mm has been provided in accessible suite washrooms as per CMHC Guidelines.

Accessible Door Access: we have provided for sliding doors into all accessible suite washrooms with a larger approach being provided and more maneuvering area within the washroom, and less impediment from the door and swing.

Emergency Alert System: We have not provided for emergency alert systems in the individual resident washrooms for the accessible units.

Grab Bars: All grab bars have been provided similar to the universal washroom in section 4.5.3, conform to OADS section 4.5.7, as well as CMHC (Canada Mortgage and Housing Corporation) accessibility guidelines and Ontario Building Code 2012.

Accessible bathing feature (roll in shower or tub): All accessible washroom suites have been designed to accommodate a roll-in shower access.

Non-slip flooring: All flooring within all suite washrooms will be noted as non-slip.

Placement of Items: In suite washrooms have been designed to meet the criteria of CMHC (Canada Mortgage and Housing Corporation) accessibility guidelines, also meeting the OADS requirements for all grab bars, sink area, toilet and shower area, also noted per OBC 2012 section 3.8. Requirements of in suite accessible washrooms are illustrated in the design drawings and can be provided.

## **T. Commercial Units**

Reference: Oshawa Accessibility Design Standards (OADS) 4.4.2; 4.4.16; 4.4.15; 4.4.16 Pages 66, 80-82

Power Door Operators: Not applicable

Access to Multi-levels: Not applicable

### **Additional Information**

As described throughout this development is under CMHC (Canada Mortgage and Housing Corporation) Co-Investment Funding Program and is in alignment with OADS, the CMHC Accessibility design standards, as well as Ontario Building Code 2012 requirements.